

**Tax Map ID#057.-01-32.0**

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-45 of the Zoning Law of the Town of Skaneateles of 2005 and Section 267-b Town Law of the State of New York, the Zoning Board of the Town of Skaneateles will hold a Public Hearing on the Application of **Robert Leiss and Mary Sennett**.

The applicant proposes to demolish an existing enclosed porch and construct a new enclosed porch.

The involved Sections of the Skaneateles Town Code are 148-12G(1)(a)[1], 148-12G(1)(a)[4], 148-12G(1)(a)[6], 148-12G(1)(a)[7][a][i].

Minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000SF, whereas the proposal is for a lot of less than required size.

Minimum side yard setback for an existing non-conforming lot is 20% of lot width but not less than eight feet, whereas the proposed addition is located less than the required setback from the north property line.

Minimum required lake yard setback is 60' for structures built prior to 1/1/2001 and 100' for new structures constructed thereafter, whereas the proposed addition is located less than the required setback from the lake line.

The total footprint allowed for all principal and accessory structures located on nonconforming lots less than 40,000SF and within 1000' of the lake line shall not exceed 6% and 10% of the lot area respectively. Site plan shows that the single family dwelling with proposed addition will exceed 6% of the lot area.

The property in question is located at **1411 Thornton Heights Road** in the Town of Skaneateles, New York and bears Tax Map ID #057-01-32.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

**Said Hearing** will be held on **Tuesday, May 5, 2015 at 7:30 p.m.** at the Town Offices, 24 Jordan Street, Skaneateles, New York. At that time all persons will be heard.

Denise Rhoads, Chair  
Zoning Board of Appeals  
Town of Skaneateles

Dated: April 23, 2015